

LINCOLN PLANNING BOARD

MAY 28, 2014

MINUTES

The regular meeting of the Planning Board was held on Wednesday, May 28, 2014, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Ken Bostic, Gerald Olean, Tim Griffin, Jeff Delgrande, John Hunt and Michael Reilly. Absent was William Murphy. Also in attendance were Town Planner Al Ranaldi, Town Engineer Leslie Quish, and Town Solicitor Anthony DeSisto. Margaret Weigner kept the minutes.

Mr. Bostic advised that six members were present; have quorum.

CONSENT AGENDA

Chairman Bostic stated that he would take a motion to accept the Consent Agenda as presented, unless someone wants to pull an item off the consent agenda. Motion was made by Mr. Olean to accept the consent agenda as presented. Mr. Reilly seconded the motion. Motion passed unanimously.

MINOR SUBDIVISION REVIEW

a. 326 Angell Road Subdivision AP 45 Lot 116 Preliminary Plan Discussion/

Robert Walker & Norman Beretta 326 Angell Road Approval

Mr. Ranaldi stated that this application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two residential lots. The project received a Certificate of Completion on May 20, 2014 and the Board has 65 days, or until July 24, 2014, to make a decision. This is a preliminary plan submission and is the subdivision of one lot – 65,692 sq. ft (1.5 acres) into two lots. The property has a split zone – RS20 in the front and RA40 in the rear. The existing house will remain with 29,237 sq. ft. and the new lot will contain 39,455 sq. ft. Public water and sewer are available; a storm water management system will be reviewed at the building permit stage. The applicant has successfully addressed the subdivision requirements. One condition of approval would be the removal of the existing detached garage before final plan approval is granted.

Attorney John Shekarchi, representing the applicants, stated that the application is pretty straightforward. The garage has already been removed. Mr. DelGrande asked Mr. Ranaldi to confirm the removal of the garage. Mr. Ranaldi stated that he would. Mr. Walker stated that he needs to obtain a demolition permit. Mr. Olean questioned the applicant why he has already removed the garage and is going to get a permit after the fact? Mr. Shekarchi stated that he wasn't aware that

his client removed the garage without a permit. Mr. Walker stated that he removed the garage because it was a threat to public safety. Mr. Olean stated that the Planning Board likes to take action on issues in the proper methods.

Mr. Hunt made a motion to approve the application with the condition that the existing detached garage is removed. Mr. Griffin seconded motion. Motion approved unanimously.

Mr. Griffin also made a motion to delegate final plan approval to Mr. Ranaldi. Mr. Reilly seconded the motion. Mr. Olean asked for a discussion. Mr. Olean reminded the applicant that he already had one strike against him for removing the garage before he pulled the permit. He wanted the applicant to guarantee that everything would be done correctly moving forward. Mr. Shekarchi stated that he would guarantee it. On a vote, motion was approved unanimously.

MAJOR SUBDIVISION REVIEW

a. Sables Road SD – Phase 1 & 2 AP 44 Lot 33 Preliminary
Plan Modification

Leslie W. Sables Angell & East Lantern
Road Discussion/Approval

Mr. Ranaldi stated that this application is under the 2005 Subdivision Regulations and has preliminary plan approval. It is the subdivision

of one lot into 17 single-family residential lots. Phase I consists of 9 single-family residential lots along a cul de sac off of Angell Road. Phase II consists of 8 lots along East Lantern Road. Originally, the sewer was to be gravity to a pump station then to a force main in the road with the Home Owners' Association (HOA) maintaining the system. The applicant will be presenting a concept to the town for their consideration.

Attorney Joelle Sylvia represented the applicant. She stated that the project engineer will describe what exists as approved and the proposal being presented. There is also a representative from the company that does the systems to answer questions. The proposal is to take out the pump station and replace with individual grinder pumpers. Preliminary plan was approved in 2006 for both phases.

Mr. Reilly asked if the applicant has Lincoln Water Commission (LWC) approval. Ms Sylvia stated that files were pulled and two letters from the LWC's attorney were found. There is going to be a private agreement between the LWC and the developer. The HOA agreement will address both water and sewer if needed. All comments from the LWC's attorney were sent to all staff and the attorneys involved. She stated that the agreement will be finalized and there would be a HOA agreement to take care of everything. Mr. Olean stated that there was still no physical agreement yet with the LWC and Ms. Sylvia replied, no, not yet.

Joshua Rosen of Commonwealth Engineers stated that the original sewer plan received approval in 2006. The first phase is 9 lots off a new road coming off of Angell Road and the second phase is 8 frontage lots on East Lantern Road. There was going to be a 2800 linear feet 8" gravity sewer from Phase I to a pump station located at the end of Phase I and where Phase II begins. That gravity sewer also included the 8" line that would carry waste water flows by gravity to the same pump station from the lot on Lantern Road. From that pump station, a force main line that was sized at 4" at the time, approximately 1600 linear feet, would discharge through an easement and into the public right-of-way and discharge at Angell Road. Recently, there was a small modification that the force main would be modified and installed in the front of the lots and out of the public road. About 200' at the Angell Road end would be within the shoulder of the roadway to a discharge point. The proposal before you is very simple - it is for an E-One grinder pump setup which would feature pump basins at each individual house lot and then a low pressure system which would discharge through the same Angell Road connection point. It would take all of the lots and the plan will eliminate 19 sewer manholes, eliminate 2800 linear feet of gravity main and replace it with a complete low pressure system, tying every lot in. The force main will be private. The force main begin at the first lot through the front yard through an easement, the waste water will flow down to the back of the cul de sac. From Phase II, another low pressure sewer would connect at the point behind the cul de sac and the low pressure system will continue south of the road tying in

the bottom two lots, down to a manhole just inside the right-of-way before Angell Road and discharge by gravity at that point to the system on Angell Road. An E-One representative will explain the low pressure system and the individual pump basins that will be featured on the lots and answer questions about the maintenance and operation and how the system works.

Mr. DelGrande asked if there were wetlands nearby and if there were any issues and Mr. Ranaldi replied yes there are wetlands but no issues. Mr. DelGrande asked about RIDEM permits and Ms. Sylvia stated that the applicant is all set with RIDEM permits.

Mr. Ranaldi stated that the Public Works Department has no objections to the proposed system. The Town of Lincoln does have conditions. The town will have no ownership or responsibility of the force main system including the individual grinder pumps. Complete engineering of the system must be submitted to the town for review. A private line agreement is required for review and approval by the town. A maintenance agreement is required for review and approval by the town. An HOA agreement is required for review and approval by the town. All lots within each phase must be created and recorded at the same time. Phasing of individual lots will not be permitted. We want everything on record and we want all of these announcements to be on the record before anything starts with this project. The system is completely private until it gets to the manhole. The Town would have nothing to do with it.

Mr. Olean stated that the first system was gravity feed to a pump station. The station then pumped it to town owned line on Angell Road. You called this system a low pressure system. Was the other system low pressure? Mr. Rosen replied that the systems operate differently. He did not mean to say that one is low pressure vs. another type of pressure. Mr. Olean stated that he is concerned about the force main and the difference between a pump station and E-One individual system. Mr. Rosen stated that Mr. Albro will answer those questions.

Mr. Bostic asked what happens when a new homeowner assumes they have a public road and utilities and has a problem with the line. Mr. Rosen said that the homeowner will have a private line agreement, a private maintenance agreement and each owner will know that each grinder pump is solely on them and that the lines in their front yards will be maintained by a private HOA. It will be publicly advertised as such. Mr. Bostic asked what happens if there is a problem. Mr. Rosen stated that the HOA will probably have an on-call contract with a qualified sewer contractor. That would be set up as part of the association.

Mr. Henry Albro of E-One passed out some informational packets. He stated that there is a misnomer that municipal lift station with a pump is deemed as a high pressure system. When the system was first crafted, pumps operated at 40 psi. The pumps today operate at

90 psi. We are lifting from the low point elevation to overcome the distance and static lift to get to the gravity sewer so the pressure in the system by static elevation is the same. The benefits to the town are that you can keep it separate. The homeowner maintains the pump. The pipes will be in easements which will be delineated in the plan which the town will approve. The homeowners will get educational packets, operation agreements, rates for service. The outdoor pump comes with a two year warranty. It is an appliance and the homeowners are responsible. If an individual homeowner has a problem, it doesn't affect the whole neighborhood. If the main sewer lift station has a problem, it affects the whole neighborhood. You can isolate issues to one homeowner. Everything that goes through the pump is processed to $\frac{1}{4}$ " particle size or less. When it gets to the pipeline, there is very little maintenance. It is actually maintained better than a gravity sewer would be in a low flow situation like this. We size gravity sewers 8" minimum, unless you have enough slope to carry the waste and water, you have to periodically flush and clean out a gravity sewer system because you carry large solids. By grinding it up, it can be conveyed through smaller pipe lines. This system will have about 800' of 1 1/2" pipe and 3000' of 2" pipe. That would be the entire force main. Individual services from the home would be about 1 1/4". You have a very small diameter pipeline and you get a very good continuing scouring velocity through that pipe.

Mr. Hunt asked what the backup storage capacity for the homeowner is. Mr. Albro stated that they have storage capacity depending on the

tank used – indoor or outdoor version. Mr. Bostic asked what tank would be used and Mr. Albro replied that the homeowner can choose the size they want and if they want it indoors or out. Mr. Bostic stated that homeowners wouldn't know about the tank – is there a standard size depending on number of bedrooms? Mr. Albro stated that the systems sized are rated to flows of 700 gallons a day that would take care of homes with 2-6 bedrooms. The homeowner could have an indoor unit with basement plumbing in the floor, and comes with a five year warranty or an outdoor unit that comes with a two year warranty. Mr. Hunt asked how long it would hold due to a shut down. Mr. Albro replied about a day. The panels can be set up with a connection for a generator, so if the electricity is out for weeks, you can pump. Mr. Bostic commented that if you had water and sewer, you can use the shower and if you have natural gas, you can use it all with a power outage. Mr. Albro stated that is where the homeowners will be educated that they have limits. Mr. Albro stated that there are thousands of these systems in RI.

Mr. Hunt asked the town engineer if this system would work and Mrs. Quish replied that it would work and the Public Works Director is also in agreement.

Mr. DelGrande asked questions on the check valves and fittings used on the system and Mr. Albro answered his questions. Mr. Olean asked about the pump size and Mr. Albro stated that the pumps are sized for up to 700 gallons per day. Mr. Olean stated that we are

talking about a specific project here and asked if he had final specifications for this project. Mr. Albro has a pump recommended, which is the outside version, DH071, which is rated up to 700 gallons a day. The indoor version is IH091, also rated up to 700 gallons a day.

Mr. Olean asked about the differences between the outside and indoor tanks and Mr. Albro replied the access to the unit. Mr. Olean asked what the storage is for the inside unit and Mr. Albro replied 91 gallons. He asked about the outside unit and Mr. Albro replied 70 gallons. Mr. Olean further commented that if you only have 70 gallons of storage a day, how would you know when you reached capacity. Mr. Albro replied that there is a backup alarm system that will warn them to stop using water. Mr. Olean asked what if they ignored the alarm, and Mr. Albro replied that it would back up into their lowest plumbing fixture. Mr. Olean then asked about generators being installed. Mr. Albro replied that was a decision of the homeowner. Mr. Olean asked if you could put plumbing in basement with an outside unit and Mr. Albro replied yes, depending on the grading of the lot. The access to the pump becomes more difficult if you're deeper in the ground. Mr. Olean asked how far the longest pump would have to pump to get to the gravity sewer line. Mr. Albro replied 3200'. Mr. Olean asked where the longest point is. Mr. Albro replied that the longest point is at lot 17 which is on Lantern Road. Mr. Olean asked about the lines and what would stop the flow from going the wrong way and Mr. Albro replied that there are check valves on each lateral. The line is full of water at all times. When a pump pumps into the system, it displaces the water so that the water at the

upper end discharges into the gravity line. Mr. Olean asked what was in the manholes and Mr. Albro replied that there is a riser with valve and a hose connection to flush the line. The line can be flushed as it is put in and after construction is completed. There is a shut off valve at the connection point.

Mr. DelGrande asked if static pressure increases as more pumps are used and if it would cause problems. Mr. Albro replied that the pressure increases, but pumps are designed to run often and will run for 45 seconds. It injects into the system and the next pump comes on. Mr. Bostic asked if the town would be issuing sewer bills and Mrs. Quish replied that she didn't know. Mr. Bostic also asked how much it would cost to run the pump and Mr. Albro replied about \$1 a month in electricity. They run short, frequent cycles of 35-45 seconds each run time. Mr. Bostic asked about the maintenance fee. Mr. Albro stated that rates are set for service calls as needed. Routine maintenance is not really needed. Homeowners just need to be aware of what they put down the drain. Mr. Bostic asked about flushing the lines and Mr. Albro replied that flushing of the lines is not typical of this system. They are designed to self cleanse the line. Mr. Bostic asked what the advantage is of buying a house with this system. Mr. Albro replied that as a homeowner with a HOA, there are more issues with maintaining a pumping station, a gravity sewer system and the force main. Pumping stations require 24 hour on call service. Since it is a private system, the HOA is responsible. If you have an issue with one home, the other homes are fine. If you have a pump station

issue, you have 17 issues. Mr. Bostic asked what happens if there is a long term power outage. Mr. Albro stated that a portable generator will pump it down. Mr. Bostic commented that one homeowner could be without sewer, and their neighbor will have sewer capabilities.

Mr. Hunt commented that if the town is agreeable to the proposed system, one of the benefits is that the town will not be paying for anything. Mr. Bostic stated that the town would not be paying anything with the existing system. Mrs. Quish stated that the town would take ownership of the gravity main that brought the flow back to the pump station. This design eliminates the ownership of the gravity line portion.

Mr. Olean asked about the zones and Mr. Albro replied that they identify the length of the segment and call it a zone. It is all for the design report and for construction purposes. Mr. Olean asked if there were any letters indicating fees from NBC for this plan and advised the developer to look into it to avoid problems in the future.

Mr. DelGrande asked if the system went down for a week, would the 1/4" particles settle and clog the system and Mr. Albro replied no. Mr. DelGrande also asked about the depth and Mr. Albro replied the depth would be below frost. Mr. DelGrande asked if the town would require a yearly contract for servicing of the system. Mr. Ranaldi stated that the HOA agreement would handle all of that. Mr. DeSisto stated that the Planning Board could request anything that they wanted.

Mr. Olean asked Ms. Sylvia about the packet that Commonwealth submitted regarding the condition of providing a generator for the Rollingwood Pump Station. Ms. Sylvia will check with Mr. Ranaldi and straighten out the issue. Mr. Olean stated that he feels this should be taken care of now as it was a condition of approval. He doesn't feel he can vote on this project until he finds out what is going on with the pump station. Ms. Sylvia stated that whatever the conditions were are still the conditions. She further stated that this is a modification of the sewer system. Those conditions of approval are not before the Board right now. Mr. Olean asked what the time line on updating the pump station is and Mr. McNulty replied that he is just starting the project. Ms. Sylvia stated that she is showing the Board one modification – a modification to the sewer system, not a modification to the conditions. Previous conditions will not be changed. The TRC looked at this proposal and put conditions on approval. Further conditions still apply to the project. She asked the Board if they were looking for a time frame. Mr. Olean stated that the pump station should be addressed before the modification. Mr. Rosen stated that a pre-construction meeting was held with town staff. If any conditions had to be addressed prior to construction, it would have come out at that point. We are not asking for any modifications to previous conditions. Additional conditions with this modification would be in place at this time; any previous conditions in play are still in play. If it had to be installed before construction, the town had ample time to bring up the condition. Mrs. Quish stated

that she was not here at the time this was presented, designed, or approved and she was not aware of the condition of the Rolling Wood generator. She has discussed it with Mr. Ranaldi.

Mr. Ranaldi stated that the conditions are woven into the TRC and he will have to look over the TRC and confirm the conditions with the applicant. There is no time limit on the generator. He would have to go back and pull out the conditions and list them. Mr. Reilly asked Mr. Ranaldi to submit a list of conditions to the Board so the matter is cleared up. Mr. DelGrande asked if any of the conditions had to be woven into any motion made tonight. Mr. Olean stated that the Board did not have to make a motion tonight.

Mr. DelGrande asked if the main pumping station went down and the houses are still pumping, where that sewerage is going to go. Mr. Albro stated that the sewerage will go into the wet well of the pumping station along with the other gravity connections. We are pumping to a gravity discharge. Mr. Bostic asked if there was a blockage at the top of the hill, where is the sewerage going to go. Mr. Albro replied that the sewerage is going to go the path of least resistance. With a gravity system, if you have a block in the line, it is going to come up through the lowest house toilet. A clog will show up at the first manhole. Mr. DelGrande asked if a check valve should be installed at each home and Mr. Albro stated that a check valve will cause more problems. A long discussion ensued on blockages, but Mr. Albro stated that these are all hypothetical situations. Mr.

DelGrande asked how the town can protect the homes from blockages. Mr. Albro stated that the pumps can be shut off. Mr. Olean asked if the pumps can be controlled off site. Mr. Albro stated that the pumps are monitored but not controlled remotely. Each panel has a monitoring capability to monitor starts, stops, run time, and alarms. Mr. Olean asked if it was an option or design feature and Mr. Albro stated that it was an option. Ms. Sylvia stated that the developer will install a monitoring system and a generator in every house.

Ms. Sylvia stated that this project was phased and Phase I was approved July 26, 2006. The conditions are as follows:

- 1. No finished floors or basements shall be constructed at or below the seasonal high groundwater elevation,**
- 2. The sewer system will be maintained through a Home Owner's Association (HOA),**
- 3. The HOA agreement must be approved by the Town Solicitor,**
- 4. The developer must also provide a generator for the Rollingwood pump station as agreed to in negotiations with the Department of Public Works,**
- 5. Approval is needed from Narragansett Bay Commission (NBC) and Lincoln Water Commission (LWC),**
- 6. Wetlands buffers lines and easements must be monumented with granite bounds at 50' intervals.**

Phase II was approved November 15, 2006 with the following

conditions:

- 1. No finished floors or basements shall be constructed at or below the seasonal high groundwater elevation. A note is shown on the plan addressing this issue.**
- 2. The ownership, maintenance and operation of the proposed pumping station will be through a private homeownership association. The association agreement must be approved by the Town solicitor as a condition for approval.**
- 3. The design and specifications for the pump station must be approved by the sewer supervisor and the Public Works Department.**
- 4. The developer must also provide a generator for the Rollingwood pump station, as agreed in discussions May 2006 between the Public Works Department, the applicant and his attorney, as a part of mitigating the impact to the existing area collection system.**
- 5. Narragansett Bay Commission approval for sewer discharges.**
- 6. Lincoln Water Commission (LWC) approval for waterline design and maintenance.**
- 7. A sight distance easement to provide adequate sight distance for vehicles turning the corner on Lantern Road at East Lantern Road.**
- 8. During construction, all construction vehicles and equipment should use the utility easement, a proposed gravel access road that runs parallel to East Lantern Road for access to all site improvements as much as possible.**
- 9. During construction, the developer shall locate an equipment and materials staging area on site. This staging area shall be accessed**

from the utility easement.

10. During construction, the developer shall assign a field person to communicate on an as-needed daily basis with all the neighbors to keep the road clear, coordinate the schedule of work, and control traffic.

Mr. Olean asked what the time line was on the installation of the force main on the development of the plat. We have two phases – 8 lots and 9 lots. Is the sewer line going to be put in all at once? Mr. McNulty replied that Phase I sewer lines would be installed first and then Phase II. Phase II has no effects on Phase I. Mr. Albro agreed with that. Mr. Olean then asked what the advantage of eliminating the sewer line and putting in E-One pumps. Mr. Albro replied that the advantage, as a former municipal sewer superintendent, the town does not have to look at that sewer pumping station upgrade further down the road. He deals with a lot of communities who are facing that situation and they are trying to get rid of pumping stations. Pumping stations are very expensive to repair or replace. Mr. Olean stated that the HOA would be responsible for the repair of the pump station, not the town. Mr. Albro stated that there are future costs to the homeowners to repair the pump station, and if they are not capable of doing it, the town would have to step in and enforce it. It is easier to deal with an individual pump issue in the home then to deal with a major pumping station that is neglected. He sees it everywhere – there are major decayed stations due to budget cuts. Mr. Rosen reiterated the fact that approximately 2850' of gravity

sewer and 19 manholes that the town was going to maintain will be taken out of the road giving the town a cleaner road in the future to maintain.

Mr. Olean stated that he still has not seen any positive proof to change the sewer system. Mr. Bostic asked if the sewer department has seen this and offered an opinion. Mrs. Quish stated that she reviewed the plan with the Public Works Director and it is acceptable as conceptually shown. Mr. Olean asked if she would submit a letter for the file. Mrs. Quish stated that there is a memo sent to the TRC that includes the conditions that Mr. Ranaldi read initially. Mr. Bostic commented what we have right now on paper is a pumping station and the forced mains. Mrs. Quish stated that in the originally approved design, there is a privately owned pumping station and a privately owned force main. There is also the gravity main that the town would own. As being proposed now, the gravity system is eliminated and it is purely a force main that the town has no responsibility for. One of the concerns initially was that the town did not want any force main laterals within the right-of-way; they redesigned with no laterals in the right-of-way. Mr. Bostic stated that since generators are being installed with the E-One pumps, so if we lose power or have a blockage, these pumps are going to continue to pump the sewerage into someone's house or basement. Mrs. Quish could not answer that and would refer to E-One. Mr. Bostic feels that going with the conventional system would not have the same effects because it doesn't have the same pressure. Mrs. Quish stated that it

wouldn't get pumped out of the pump station – it would stay within the gravity system – unless the pump station lost power. Mr. Olean stated that there would be no difference whether you have the conventional sewer system or the E-One pump. A force main is a force main.

Mr. DelGrande asked Mr. Ranaldi if the developer had to show the specifications on the generators now and Mr. Ranaldi replied that the specs would be presented to Mrs. Quish for review. Mr. Bostic stated that we have pumping stations all over town and they all work properly? Mrs. Quish replied that the town has recently upgraded all of the town's pumping stations and the five major pumping stations will be upgraded soon. The town continually has issues with the pumping stations. They have improved but there are still issues that the sewer department makes calls to pumping stations on a weekly basis. Mr. Bostic stated that we have a proven system that we use - what is the advantage of shifting over and putting the burden on each individual resident. Mrs. Quish stated that the town has less responsibility because there is no gravity main associated with it. Whether it's a pumping station or grinding pumps, the town has no responsibility. Under this proposal, every piece of sewer in this project up unto the 20-40' connection into Angell Road, is part of the HOA or homeowner. Mr. Bostic stated that he knows it sounds like he is knocking the E-One system, thinks it is probably a great system when needed, but when we have access to a conventional system, he wonders what the reason is for switching. Mr. Hunt stated that these

units are used in a lot of communities successfully. Ms. Sylvia stated that this system makes this project more feasible and the developer would like to get this project moving. Mr. McNulty stated that he has a project in Burrillville that uses these pumps and the residents are happy with the system. There are no generators; people just deal with a power outage. The HOA discussed generators but did not want to spend the money.

Mr. Olean stated that his opinion is for gravity sewers. He does not see any difference in it. This was the proposal brought before the Board; at the time, it was a good plan. A pumping station was to be put in which the town has no liability on. The town is liable for some gravity feed in the middle of the street, which is the same as every other street. He does not accept the alternative plan. There has been no proof that this system is better than or equal to what the town already has. Mr. Bostic asked what we do to the next project that comes before us with this plan. Mr. Hunt stated that gravity fed is the best way for everyone but what is the next best thing? He is not familiar with the system itself, but it works successfully in town. He is familiar with the problems of pumping stations. He thinks it is a win-win situation for the town since the town will not have any liability. He would think the biggest problem is selling it to the consumer. If the Town Engineer and the Sewer Department says it good, he thinks he would be for it. He is interested in looking at the system. There is a savings to the town.

Mr. Rosen clarified the benefits to the town: the length of the sewer main, at the depth of the gravity sewer main, not only for maintenance, but because there are highs and lows, the maintenance is going to be increased because the 8' deep sewer main is going to be encountered in the wetlands. There is 900' of the sewer main that is in a roadway; the remaining 2000' of sewer main are through the back of lots through private property and easements. Some areas may be subject through infiltration with the water table. The force main system eliminates that cost to the town. From a constructability standpoint, it puts the entire sewer system at a level of 4-4 ½', eliminating a significant amount of ground water infiltration and the impact to ground water. You are also decreasing the burden financially on homeowners. The cost to maintain a pumping station would be more than maintaining an E-One system.

Mr. Olean asked if there was a copy of the original sewer plan and Mr. Rosen replied that it is shown on the plan. The original plan was discussed in detail. Mr. DelGrande asked the Town Solicitor if the liability changes at all for the town with either design. Mr. DeSisto stated that the town has absolute liability and that Interlocal Trust has a program for sewer backups. This was approved preliminary before he was appointed, so easements would have to be drawn up for where the sewer line is on private property. In all of the easements that he has seen, once repairs are made, the property must be restored to previous conditions. Mr. DelGrande asked when the easements need to be shown and Mr. DeSisto replied at preliminary

plan stage.

Mr. Bostic stated that the Board has received a lot of information and needs time to look at it. This is a big decision for the Board to make for this project and for future projects. Ms. Sylvia stated that she has a conflict next month. They have given extensive information tonight and she does not believe there is any more information to be presented. Mr. Olean stated the Board needs to reflect on the information as the project was last looked at in 2006. Mr. Reilly asked for a bulleted list of conditions since there are new board members since the plan was approved. Ms. Sylvia replied those conditions will stay as is; the conditions are pretty straight-forward. Board members felt it would be cleaner if a list of conditions was submitted to the Board. Mr. DelGrande asked about the approval from the LWC and Ms. Sylvia stated there is conditional approval from the LWC and it will be resolved through a water agreement.

Mr. DeSisto stated that if the Planning Board is going to continue this matter, he would prefer the bulleted list is in the TRC report for the next meeting. Mr. Ranaldi stated that hopefully the water issue will be resolved by the next meeting.

Mr. Griffin made a motion to continue this decision until the next month. Mr. Reilly seconded motion. Motion passed unanimously.

**b. Dennell Drive Subdivision AP 42 Lot 10 Master Plan Discussion/
Dennell Properties 15 Dennell Drive Approval**

Mr. Ranaldi stated that this application is under Master Plan review and under the 2005 Subdivision Regulations. It received a Certificate of Completeness on April 16, 2014 and the Board has until August 14, 2014 to make a decision. The application has changed from last month. The applicant is proposing a very similar sewer system for this subdivision as the previous matter that was heard. They are also requesting a waiver for sidewalks.

Attorney John Shekarchi, representing the applicant, stated that there is an error in the TRC report, as we are only asking for two sewer injectors, not three. Richard Bzdyra, of Ocean State Planners, stated that it was originally presented as a possible third injector, but the plans were revised. Mr. Shekarchi stated that the grade would be very expensive to bring the road up high to get the gravity feed. They are asking for sewer injectors on the two houses on the left – lot 2 and 3. Mr. DelGrande asked how high the grade would have to be raised. Mr. Bzdyra replied approximately 16'. Mr. Bostic asked if existing home was gravity fed and Mr. Bzdyra replied yes. Mr. Shekarchi stated that the developer would install generators in the homes with the pumps. Mr. Shekarchi stated that he had the same system in his home since 1996 and only had one problem. He did not have a generator backup.

Mr. Bzdyra stated they proposed an easement around the entire cul de sac. The TRC suggested eliminating the easement on lot 4 as lot 4

could be done either way, and give an easement on lot 2 only to serve lot 2 and 3 only. The pump would go from lot 3 across to lot 2 and into a sewer manhole that is gravity fed. E-One pumps would be installed on lots 2 and 3.

Mr. Bostic stated that we are looking at two E-One pumps. Mr. Shekarchi commented that E-One pumps are the top of the line pumps. Mr. Bzdyra stated that it would be a 1 ½" line into a manhole than into the gravity feed. Mr. Bostic stated that in this situation, the pumps would apply. Mr. Shekarchi stated that in a case by case basis, sometimes the pumps make sense. The cost would be extreme and the grade would be very difficult. The only other option would be to put septic systems in, but according to local RIDEM statute, you have to tie into sewer system if within so many feet. Mr. Bzdyra asked for a waiver on sidewalks, as there are no sidewalks in the area. Granite curbs will be installed. Mr. Olean asked for the reason for the waiver as it is required in the regulations. Mr. Shekarchi stated to have consistency in the neighborhood. Mr. Olean asked if the applicant was against progress. If the SD regulations say sidewalks, the project should have sidewalks. Mr. Bzdyra stated that they are entitled to ask for a waiver.

Mr. DelGrande asked how many more buildable lots in that area and Mr. Bzdyra replied just the three lots. Mr. DelGrande asked if there were sidewalks in the existing cul de sac and Mr. Bzdyra replied no.

Mr. Shekarchi stated that they are at a cross road as far as design goes depending on what the Board decides on the two E-One pumps. They will provide more extensive engineering and continue the project.

Mr. Bostic asked if generators will be installed at each home and Mr. Shekarchi replied yes, generators will be installed. Mr. Bostic asked how many bedrooms in the homes and asked if the pumps would be designed based on the number of beds. Mr. Bzdyra replied the pumps would be designed based on the number of beds.

Mr. Bostic stated that he felt the Board could entertain two pumps for this project. Based on this situation, the individual grinder pumps are applicable to this project.

Mr. Hunt made a motion to move to public informational meeting in June. Mr. DelGrande seconded motion. Mr. Shekarchi asked the Board to allow the applicant to go to the next level of design with the pumps in the design and the sidewalks on the plan. No waivers would be needed for the revised plan. Mr. DelGrande made a motion to move to public informational meeting in June with two grinder pumps for lot 2 and 3, and the addition of sidewalks. Mr. Griffin seconded motion. Motion passed unanimously.

RECOMMENDATION TO TOWN COUNCIL

a. 2015 Community Development Block Grant Application

Mr. Ranaldi stated that for the 2015 Community Development Block Grant, the town is submitting for sub-recipients. Sub-recipients are non-profit community service agencies within the town that apply through the town to the state for assistance. The Board's consideration is if the projects are consistent with the Comp Plan. These projects are part of individual non-profit organizations, so they don't have anything to do with the Comp Plan but they are consistent with community development and helping residents.

Mr. Griffin made a motion to send a positive recommendation to the Town Council. Mr. DelGrande seconded motion. Motion passed unanimously.

SECRETARY'S REPORT

There were no minutes to review.

There being no further business to discuss, on a motion made by Mr. Griffin and seconded by Mr. DelGrande, it was unanimously voted to adjourn. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Margaret Weigner

Attached May TRC Report:

On May 20, 2014 at 3:00 PM, the Technical Review Committee met to review the agenda items for the May 28, 2014 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Leslie Quish, John Faile, Romeo Mendes (new Lincoln Water Commissioner), Michael Reilly, and Russell Hervieux. Michael Gagnon submitted his comments to the committee. Below are the Committee's recommendations.

Minor Subdivision Review

a. 326 Angell Road Subdivision AP 45 Lot 116 Preliminary Plan Discussion

- Robert Walker & Norman Berretta 326 Angell Road / Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two single family residential house lots. There is an existing house on the original lot which will remain and a detached garage which will be removed. The proposed removal of the garage will create a vacant building envelope according to the setback of the existing zoning district and no zoning relief will be required. Therefore, the project is classified as a minor subdivision. The project is at the preliminary plan review stage.

On May 20, 2014, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within sixty-five (65) days of certification of completeness or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by July 24, 2014, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- 1. A site plan entitled: Minor Subdivision for Robert Walker & Norman Beretta, 326 Angell Road, Lincoln Rhode Island, Plat 45 Lot 116, prepared for Robert Walker & Norman Beretta, dated April 3, 2014, revised on May 1, 2014 and prepared by NRC Associates, P.O. Box 14459 East Providence, RI 02914, and (401) 954-0206.**
- 2. A subdivision plan entitled: Minor Subdivision for Robert Walker & Norman Beretta, 326 Angell Road, Lincoln Rhode Island, Plat 45 Lot 116, prepared for Robert Walker & Norman Beretta, dated April 3, 2014 and prepared by NRC Associates, P.O. Box 14459 East Providence, RI 02914, and (401) 954-0206.**

Site Layout

The Technical Review Committee reviewed the project submission. The original lot is 68,692 square feet (1.58 acres). The lot is divided by two residential zones. The front portion of the lot is zoned RS-20 and the back portion of the lot is zoned RA-40. The existing house

will remain while the existing detached garage is proposed to be removed. The original lot will be reduced to 29,237 square feet (0.67 acres). The proposed subdivided lot will be 39,455 square feet (0.906 acres).

Zoning Requirements

According to the Zoning Ordinance, when a lot is divided by a zoning boundary, the zone is determined by the location of the structure. The applicant is proposing to locate the new house within the RS-20 zone. Therefore, the building setbacks for this zone would apply to the new house.

Utilities

Public sewer and water are located within Angell Road and are available to the proposed house. The exact connection locations will be addressed at the building permit stage. Stormwater management will be required for the new house. The design and type of stormwater management system depends on the size and location of the new house as well as the location and size of the driveway. Therefore, the review and approval of the stormwater management system will be addressed at the building permit review stage.

Based on the project's submission, the Technical Review Committee feels that the application successfully addresses the requirements set out in the Town's Land Development and Subdivision Regulations. Therefore, the Technical review Committee

recommends Approval with Conditions of this minor subdivision. The condition of approval is that the detached garage must be removed before final plan approval is granted.

Major Subdivision Review

a. Sables Road Subdivision – Phase 1 & 2 AP 44 Lot 33 Preliminary Plan Modification

- Leslie W. Sables Angell & East Lantern Rd Discussion / Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 17 single-family residential lots. The project is proposed to be constructed in two phases. Phase one represents the development of 9 single-family residential lots and one new cul-de-sac off of Angell Road. Phase two presents the development of 8 single-family residential lots along East Lantern Road.

The developer, E.A. McNulty (McNulty) has submitted a request to modify the sewer system proposed for both phases of the approved subdivision. The developer submitted a conceptual plan for review by the Technical Review Committee and the Planning Board to determine if the Town is agreeable with the proposed modification prior to commencing with the complete engineering of the change.

The originally approved sewer system consisted of a gravity sanitary collection system, to be located within the future town right-of-way. This system would collect and convey flow to a pumping station

located near the intersection of Lantern Road and East Lantern Road. The gravity collection system, with the exception of the sanitary services located on the individual house lots, would be owned and maintained by the Town of Lincoln.

A privately owned and maintained pumping station and force main, located on private property, would convey flow back towards Angell Road. A home owners association would be created for the perpetual ownership and maintenance of the pump station and force main. Approximately 230 feet of the force main was to be located within the grass area of the town's right-of-way due to the inability to have gravity flow and the unavailability of private property to locate the force main on. Approximately 40 feet of gravity sewer main and two manholes will allow for a gravity connection into the existing sewer main in Angell Road. The Town would own and maintain the gravity sewer and two manholes.

The proposed modification eliminates the gravity sanitary collection system and pumping station and incorporates individual grinder pumps on each house lot with a force main collection system located outside of the future town right-of-way. The force main collection system would collect and convey flow towards Angell Road. Two hundred and thirty feet of force main would be located on private property and outside of the town's right-of-way. The two manholes and 40 feet of gravity sewer main, as proposed in the original system would also remain. Under this scenario, the Town would only own and maintain the two manholes (identified as SMH "A" and SMB "B" on the revised plan) and the 40 feet of gravity sewer main.

The TRC and the Town acknowledge that this type of sewer system is not common within the town and that the Planning Board may have some reservations about this system. The Town Engineer and Public Works Director did extensive research on the proposed private sewer system. Based on their research, they feel that the force main and individual grinder pump sewer system is a proven system for the removal of residential sewer waste. The Public Works Department does not object to the proposed modification as conceptually presented, conditioned upon the following stipulations:

- The Town of Lincoln will take no ownership or responsibility for the force main system, including the individual grinder pumps.**
- Complete engineering of the proposed system must be submitted to the Town for review.**
- A private line agreement is required for review and approval by the Town.**
- A maintenance agreement is required for review and approval by the Town.**
- A homeowners association is required for review and approval by the Town.**
- All lots within each Phase must be created and recorded at the same time; phasing of individual lots will not be permitted. The deed for each lot must include appropriate reference to the private line agreement, maintenance agreement, and homeowners association.**
- Notation on the Final Recorded Plan referencing the legal documents associated with the private sewer system.**

If this proposed modification is approved, the developer and the Town's engineer will proceed to detailed construction plans. The Lincoln Water Commission brought up a point at the TRC meeting that the public water system has not been approved to date. The Water Commissioner strongly advised the developer to re-engage his team to finalize the proposed public water system as soon as possible.

**b. Dennell Drive Subdivision AP 42 Lot 10 Master Plan Discussion
- Dennell Properties 15 Dennell Drive / Approval**

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into four residential lots. The proposed project is classified as a major subdivision due to the proposed extension of the existing Dennell Drive right-of-way. The project is at the master plan review stage.

On April 16, 2014, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by August 14, 2014, or within such further time as may be consented to by the applicant.

The master plan submission included the following:

- 1. A site plan entitled: Master Plan AP 42 Lot 10, Dennell Drive, prepared for Harry Zervas, dated February 27, 2014, prepared by Ocean State Planners, Inc.**
- 2. A report entitled: Dennell Drive Subdivision, Four-Lot Major Subdivision Application, Dennell Drive, Lincoln, Rhode Island, Assessor's Plat 42 Lot 10, prepared for: Harry Zervas, by Edward Pimentel, AICP, dated February 12, 2014.**
- 3. A site and road profile plan entitled: Master Plan AP 42 Lot 10, Dennell Drive, prepared for Harry Zervas, dated May 14, 2014, prepared by Ocean State Planners, Inc.**
- 4. A report entitled: Narrative Report, AP 42 Lot 10, Dennell Drive, Major Subdivision, Lincoln, RI, prepared by Ocean State Planners, Inc. dated May 21, 2014**

Site Layout

The Technical Review Committee reviewed the project submission. The applicant owns a 19 acre +/- parcel of land on which one residential home is located. The zoning district is RA-40. The applicant is proposing to subdivide this lot into a four lot subdivision with the extension of the existing right-of-way (Dennell Drive). The existing right-of-way will be extended from its existing length of 436 feet to a proposed length of 860 feet. The right-of-way would end in a cul-de-sac.

The submitted site plan does not indicate if an historic cemetery is located within or immediately adjacent to the subdivision. If an historic cemetery does not exist, a note should be added stating this

on the plan. The plan does not note if the project is located within a Natural Heritage Area (RIDEM) and/or an Area of Planning Concern. If the project is not located within the above noted areas, a note should be added to the plan. The plan does not indicate if there are any public and/or private wells located within 400 feet and 200 feet respectively of the project. If no wells exist, a note should be added to the plan.

Zoning Requirements

The proposed subdivision meets the zoning requirements of the RA-40 zoning district. However, the setback for proposed lot 3 may be shown incorrectly. The applicant should review the setbacks for this lot with the zoning official. The proposed total length of the 860 foot right-of-way is within the requirements for roadway length in zoning district RA-40 as set out in the Land Development and Subdivision Regulations.

Utilities

Currently, underground public utilities exist within Dennell Drive and are available to the proposed house lots. House lot number 1 has an existing gravity connection to the public sewer system. The applicant is proposing to extend the public gravity sewer line approximately 250 feet down the new roadway extension. A private force main system is proposed for the three new house lots. Each house will have an individual grinder pump with a force main collection system located outside of the future Town Right of Way.

The force main collection system would collect and convey flow into the extended public gravity sewer line via a new manhole. The town will have no responsibilities for this system.

The TRC and the Town acknowledge that this type of sewer system is not common within the town and that the Planning Board may have some reservations about this system. The Town Engineer and Public Works Director did extensive research on the proposed private sewer system. Based on their research, they feel that the force main and individual grinder pump sewer system is a proven system for the removal of residential sewer waste. The Town does not object to the proposed system as conceptually presented, conditioned upon the following stipulations:

- The Town of Lincoln will take no ownership or responsibility for the force main system, including the individual grinder pumps.**
- Complete engineering of the proposed system must be submitted for review by the Town at the preliminary plan phase of review.**
- A private line agreement is required for review and approval by the Town.**
- A maintenance agreement is required for review and approval by the Town.**
- A homeowners association is required for review and approval by the Town.**
- All lots within each Phase must be created and recorded at the same time; phasing of individual lots will not be permitted. The deed for each lot must include appropriate reference to the private line agreement, maintenance agreement, and homeowners association.**

- **Notation on the Final Recorded Plan referencing the legal documents associated with the private sewer system.**

The Lincoln Water Commission reviewed the proposed extension of the public water system. There are no options to loop the new extension. Therefore, the LWC will not require the system to be looped. LWC acknowledged their position on this project at the TRC meeting.

The applicant is requesting a waiver from the requirement of public sidewalks. The plan indicates that granite curbing will be installed along the edges of the roadway. A proposed stormwater management system is shown on Lot 3. The Town will not take responsibility for the care and maintenance of this system. Therefore, either a homeowner's association or the property owner of Lot 3 will be required to maintain the stormwater system.

The stormwater management system shall be designed in accordance with the Land Development and Subdivision Regulations and the December 2010 edition of the Rhode Island Stormwater Design and Installation Standards Manual. A RIPDES permit from the Rhode Island Department of Environmental Management (RIDEM) will be required as a condition of preliminary plan approval. A RIDEM Wetlands Permit or Determination of Applicability will be required as a condition of preliminary plan approval.

Based on the project's submission, the Technical Review Committee feels that the applicant should address the comments and concerns

presented above and return next month for a Public Informational meeting. An abutters list will be required in advance of this meeting,

Recommendation to Town Council

a. 2015 Community Development Block Grant Application (CDBG) Review/Discuss/Approve

According to the requirements of the State's Community Development Block Grant program, each city and town's yearly application must be reviewed by the Planning Board for consistency with a community's Comprehensive Plan. A copy of the 2015 CDBG proposed project summary sheet was included in your packet. This year's application only consists of sub-recipient applications for their organizations.

The Technical Review Committee reviewed the 2015 CDBG proposed project summary sheet and feel that the activities are consistent with the Comprehensive Plan. The TRC recommends to the Planning Board that they send a positive recommendation stating that the proposed activities are consistent with the Comprehensive Plan to the Town Council.

Zoning Applications (*) – June Zoning Applications

Continued from the May Meeting

Judith Moneghan, 1083 Great Road, Lincoln, RI – Application for Special Use Permit to construct an addition with an accessory family

dwelling unit.

AP 29, Lot 11 Zoned: RS 12/RS 20

Members of the Technical Review Committee reviewed the submitted application for a Special Use Permit to construct an accessory family dwelling unit onto the existing house. The submission had a proposed site plan showing the location of the addition and a front elevation of the house and addition. However, an existing floor plan and proposed floor plan was not submitted. The Technical Review Committee had questions about the location of the door for the accessory family dwelling unit. Based on the front elevation, if approved as submitted, the house would look like a duplex with two doors in the front of the house. The overall objective of allowing an accessory family dwelling unit is that the existing house would continue to resemble a single family house.

Based on the submitted application, the Technical Review Committee could not come to a recommendation for this application. The TRC would like to see the proposed floor plan before they offer a recommendation.

Tanury Industries, 6 New England Way, Lincoln, RI - Application for Dimensional Variance seeking front yard setback relief for the construction of an addition to the existing commercial building.

AP 28, Lot 138 Zoned: ML-0.5

Members of the Technical Review Committee visited the site and

reviewed the submitted plans and application. The Technical Review Committee recommends Approval of this application for a dimensional variance from the front yard setbacks for the construction of an addition to the existing commercial building. The proposed dimensional variance is needed due to the unusual shape of the overall property lot and the existing configuration of the interior work space. The Committee finds that the applicant presents a realistic site layout that meets the intent of the zoning ordinance and is the least relief needed. The TRC feels that granting the dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Correspondence/Miscellaneous (*)

a. Staff Reports